



**Murray Road, Mickleover DERBY DE3 9LD**



**welcome to**

**Murray Road, Mickleover DERBY**

Beautifully-presented detached family home with the accommodation comprising of an entrance hallway, kitchen, lounge/dining room, sizeable living/garden room currently used as an accessible bedroom, downstairs wet room, four well-proportioned bedrooms, a family bathroom, garden, garage and shed.



### **Entrance Hallway**

Entering the property through the front door leads into the hallway which has laminate flooring, central heating radiator and doors leading to utility, lounge and stairs leading to the first floor.

### **Lounge/Diner**

24' 1" x 16' 9" ( 7.34m x 5.11m )

With a window to the front elevation, carpeted flooring, a fitted fireplace with gas not connected and a central heating radiator and bi-fold doors leading to the dining room.

### **Kitchen**

24' 3" x 8' 6" ( 7.39m x 2.59m )

A fitted kitchen comprising stainless steel sink set in a base unit, further extensive base, wall and drawer units, roll edge work surfaces over, fitted cooker (included), fitted fridge and freezer (both included), space for washer and tumble dryer, window to the rear elevation and a frosted window to the side elevation, a door to the side elevation leading to the rear garden, tiled flooring and a central heating radiator.

### **Living Room/Garden Room**

12' 2" x 11' 3" ( 3.71m x 3.43m )

With laminate flooring, a central heating radiator, French doors leading to the garden and a door leading to the wet room.

### **Wet Room**

9' 3" x 7' 5" ( 2.82m x 2.26m )

With a low level wc, a wall mounted wash hand basin, wall mounted shower and a frosted window to the side elevation.

### **Landing**

With carpeted flooring, a banister up the stairs, access to a separate wc and doors leading to the well-proportioned bedrooms and the bathroom.

### **Bedroom One**

13' 2" x 10' 1" ( 4.01m x 3.07m )

With a window to the front elevation, carpeted

flooring, a central heating radiator.

### **Bedroom Two**

12' 6" x 7' 6" ( 3.81m x 2.29m )

With a window to the front elevation, carpeted flooring, a central heating radiator and a fitted wardrobe.

### **Bedroom Three**

10' 6" x 10' 6" ( 3.20m x 3.20m )

With a window to the rear elevation, carpeted flooring, a central heating radiator and access to the airing cupboard.

### **Bedroom Four**

7' 1" x 5' 4" ( 2.16m x 1.63m )

With a window to the front elevation, carpeted flooring and a central heating radiator.

### **Bathroom**

9' 9" x 7' 1" ( 2.97m x 2.16m )

With a frosted window to the rear elevation, bath with shower attachments mounted above, a wash hand basin.

### **Exterior**

To the front of this family home there is a private driveway for multiple vehicles, access to the garage and a gate leading to the rear garden. It also contains laid to lawn grass and mature shrubbery surrounding the driveway. To the rear of the property is a spacious garden comprising of a patio area leading to the laid-to-lawn grass that's encased by shrubbery and flowers. It also offers a garage/boathouse and shed down at the far end.



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## Murray Road, Mickleover DERBY

- SPACIOUS EXTENDED FAMILY HOME
- SIZEABLE LIVING/ GARDEN ROOM/ ACCESSIBLE BEDROOM
- DRIVEWAY, GARAGE AND SHED
- FOUR WELL-PROPORTIONED BEDROOMS
- DOWNSTAIRS WET ROOM

Tenure: Freehold EPC Rating: C

offers over

**£420,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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